

The New York Times

Real Estate Q&A

Expert Advice for Owners and Renters



Ending a Lease With Little Notice

By JAY ROMANO

October 22, 2010

Q. *I am a co-op shareholder who rented my unregulated apartment to a couple for one year. In their new lease, they asked me to include a clause that would allow them to move out with two months' notice. I agreed, and included a similar clause for myself in case I wanted to move back in. My fiancé and I recently ended our relationship, and I now want to move back into my apartment. Am I within my rights to ask the tenants to vacate the apartment in two months?*

A. “A lease with an ‘early termination’ provision is completely enforceable both in residential and commercial tenancies in New York City,” said **Dov Treiman**, a Manhattan landlord-tenant lawyer. “In unregulated housing, the parties can agree to practically any amount of notice on both sides,” he said.